

CITY OF WESTMINSTER			
PLANNING SUB APPLICATIONS COMMITTEE	Date 30 MAY 2017	Classification For General Release	
Addendum report of Director of Planning		Ward(s) involved West End	
Subject of Report	37 Conduit Street, London, W1S 2YF,		
Proposal	Use of part of the ground floor for retail purposes (Class A1) in connection with the existing retail unit fronting New Bond Street and associated external alterations to the Conduit Street facades.		
Agent	Mr Russell Monck		
On behalf of	Westbury Hotel Limited		
Registered Number	17/02513/FULL	Date amended/ completed	23 March 2017
Date Application Received	21 March 2017		
Historic Building Grade	Unlisted		
Conservation Area	Mayfair		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application relates to 37 Conduit Street, which is an unlisted building located in the Mayfair Conservation Area. The subject site is a ground floor sushi bar which is ancillary to the Westbury Hotel (Class C1). The bar has direct access onto Conduit Street and is connected by a double door to the reception lobby of the hotel.

The application involves the use of the existing bar for retail purposes in connection with the adjoining Burberry store at 21-23 New Bond Street. The key issue for consideration is the acceptability of the loss of the hotel use. Policy TACE 1 of the adopted Unitary Development Plan and Policy S23 of the City Plan state that existing hotels will be protected where they do not have significant adverse effects on residential amenity. The original use of this unit was for Class A1 retail purposes, but in 2008 planning permission was granted for the use of this unit for hotel purposes. Since then the unit has operated as an ancillary champagne bar and more recently as an ancillary sushi bar. In this instance, given the ancillary nature of the bar use, the unit is considered to be in C1 use and the use of this unit for retail purposes is contrary to hotel policies.

The proposal results in the loss of 76sqm of hotel floorspace, however, the application would result in an enlarged retail unit fronting New Bond Street, which lies both within the West End Special Retail Policy Area (WESRPA) and on the primary shopping frontage. Policy S7 states that the priority for

this area is the promotion of retail growth and improved retail space and therefore the additional retail floorspace would achieve the objectives of shopping policies for the WESRPA. The hotel operators argue that the existing ancillary sushi bar is no longer necessary for hotel operations and as the hotel would still operate with a bar (the Polo bar on the opposite side of the main hotel entrance) and a ground floor restaurant, it is not considered that the loss of the sushi bar would be detrimental or harmful to the functionality of the hotel.

The Metropolitan Police Crime and Prevention Officer has advised that the internal escape door between the proposed retail unit should comply with the relevant British Standards relating to security. This is dealt with by informative.

The external changes to the shopfront would match the existing Burberry store and would be acceptable in design terms and it is recommended that conditional consent be granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

RESIDENTS SOCIETY OF MAYFAIR & ST. JAMES'

Any comments to be reported verbally.

CLEANSING

No objection

METROPOLITAN POLICE

No objection – fire doors should be compliant with British Standards and the building should achieve Secured By Design (Commercial) accreditation.

ADJOINING OWNERS/OCCUPIERS

No. consulted: 205

Responses: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 Recent Relevant History

April 1998 – conditional permission granted for use of existing retail unit for hotel purposes. Not implemented

November 2008 – conditional permission granted for use of the ground floor retail unit and part of the basement as a champagne bar ancillary to the hotel use.

June 2010 – permission granted (as a minor amendment to the 2008 permission) for the use of the ancillary floorspace as a sushi bar.

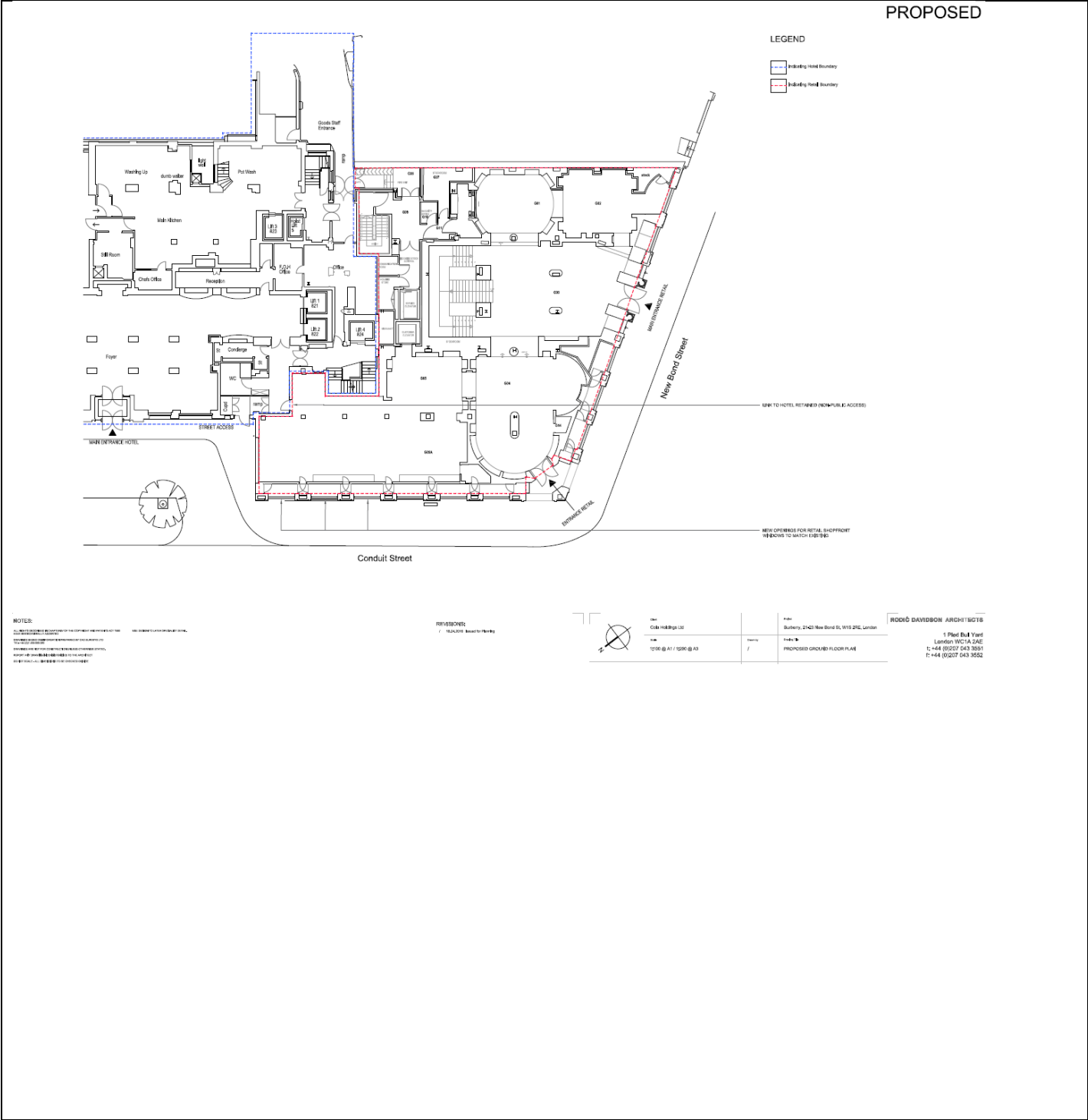
7. BACKGROUND PAPERS

1. Application form
2. Response from Metropolitan Police dated 13 April 2017
3. Response from Cleansing - Development Planning, dated 5 April 2017 and 5 May 2017

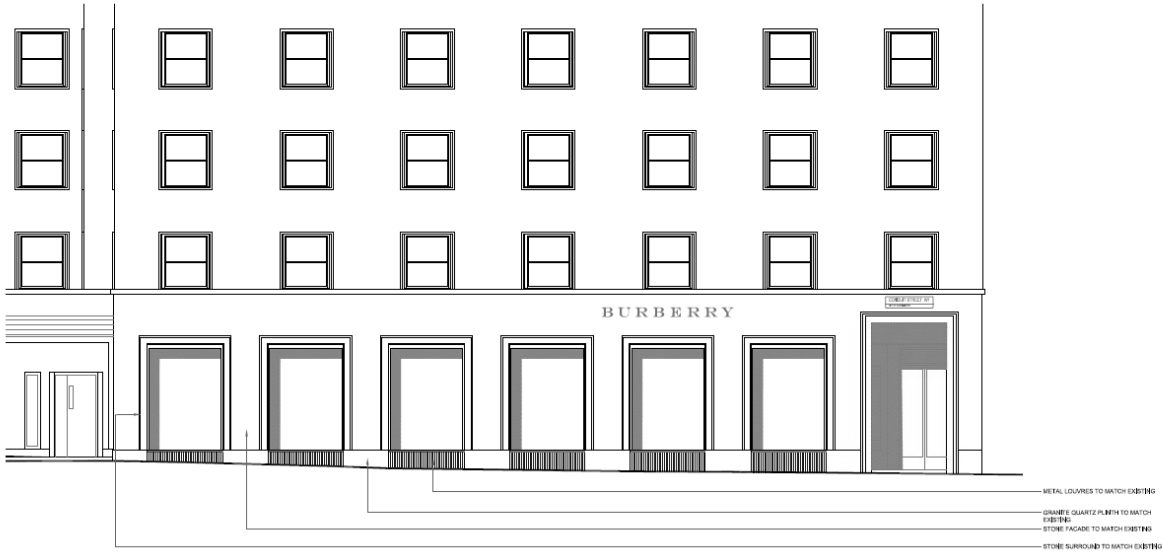
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JO PALMER BY EMAIL AT jpalme@westminster.gov.uk.

8. KEY DRAWINGS



PROPOSED



1 PROPOSED CONDUIT STREET ELEVATION
1:50 @ A1 / 1:100 @ A3

NOTES:
1. ALL WORK IS TO BE COMPLETED BY THE CONTRACTOR AND SHALL BE TO THE SATISFACTION OF THE ARCHITECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC FEATURES AND MATERIALS.

REVISIONS:
1. REVISION: Based on Planning

Client	Cole Holdings Ltd	Address	Burberry, 2742 New Bond St, W1S 2PL, London
Scale	1:50 @ A1 / 1:100 @ A3	Project	PROPOSED CONDUIT STREET ELEVATION

RODOLFO DAVIDSON ARCHITECTS

1 Fleet Street Yard
London WC1A 2AE
T: +44 (0)207 543 3551
F: +44 (0)207 543 3552

PROPOSED



1 PROPOSED CONDUIT STREET ELEVATION
1:100 @ A1 / 1:200 @ A3

NOTES:
ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
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REVISIONS:
/ 15/05/2018 Revised for Planning

Client	Cable Holdings Ltd	Author	Busherry, 21421 New Bond St, W1S 2RS, London
Date	12/05 @ A1 / 15/05 @ A3	Project	PROPOSED CONDUIT STREET ELEVATION

RODÉ DAVIDSON ARCHITECTS
1 Plot Bull Yard
London WC1A 2AE
T: +44 (0)207 543 3551
F: +44 (0)207 543 3552

DRAFT DECISION LETTER

Address: 37 Conduit Street, London, W1S 2YF,

Proposal: Use of part of the ground floor for retail purposes (Class A1) in connection with the existing retail unit fronting New Bond Street and associated external alterations to the Conduit Street facades.

Reference: 17/02513/FULL

Plan Nos: 0916-EX.002, Existing Basement Inset Plan, 0916-EX.SLP, 0916-EX.103, 0916-EX.102, 0916-PL.102, 0916-PL.002, 0916-PL.101

Case Officer: Gemma Bassett

Direct Tel. No. 020 7641 2814

Recommended Condition(s) and Reason(s)

1	<p>The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
2	<p>Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only: ,</p> <ul style="list-style-type: none"> * between 08.00 and 18.00 Monday to Friday; * between 08.00 and 13.00 on Saturday; and * not at all on Sundays, bank holidays and public holidays. <p>You must carry out piling, excavation and demolition work only: ,</p> <ul style="list-style-type: none"> * between 08.00 and 18.00 Monday to Friday; and * not at all on Saturdays, Sundays, bank holidays and public holidays. <p>Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)</p> <p>Reason: To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)</p>
3	<p>All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)</p>

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informatives:

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (July 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 3 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974., ,
 24 Hour Noise Team,
 Environmental Health Service,
 Westminster City Hall,
 64 Victoria Street,
 London,
 SW1E 6QP, ,
 Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 4 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well

as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, sitenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

- 5 The unit should achieve Secured By Design (Commercial) accreditation, there should be no ironmongery on the internal fire door, the door should comply with PAS 24, and security tested products should be used for the accessible parts (doors/windows) of the building.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.